

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2010 Fairfield Avenue, Fort Wayne, Indiana 46802 (Wayne Furniture Gallery).

WHEREAS, Petitioner has duly filed its petition dated June 26, 1991, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Ex S 8 in Lot 1 Nindes 2nd Add S 8 in Lot 1
and Lots 2 thru 4 Nindes 2nd Add.

said property more commonly known as 2010 Fairfield Avenue, Fort Wayne, Indiana 46802.

WHEREAS, said project will create 2 additional permanent jobs for a total additional annual payroll of \$20,000, with the average new annual job salary being \$10,000; and

WHEREAS, the total estimated project cost is \$100,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 9, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

1 (b) Said Resolution shall be referred to the Committee on
2 Finance and shall also be referred to the Department of
3 Economic Development requesting a recommendation from
4 said department concerning the advisability of
5 designating the above designated area an "Economic
6 Revitalization Area";

7 (c) Common Council shall publish notice in accordance with
8 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
9 substance of this Resolution and setting this
10 designation as an "Economic Revitalization Area" for
11 public hearing;

12 (d) If this Resolution involves an area that has already
13 been designated an allocation area under I.C. 36-7-14-
14 39, then the Resolution shall be referred to the Fort
15 Wayne Redevelopment Commission and said designation as
16 an "Economic Revitalization Area" shall not be finally
17 approved unless said Commission adopts a resolution
18 approving the petition.

19 SECTION 3. That, said designation of the hereinabove
20 described property as an "Economic Revitalization Area" shall
21 apply to a deduction of the assessed value of real estate.

22 SECTION 4. That, the estimate of the number of individuals
23 that will be employed or whose employment will be retained and the
24 estimate of the annual salaries of those individuals and the
25 estimate of the value of redevelopment or rehabilitation, all
26 contained in Petitioner's Statement of Benefits, are reasonable
27 and are benefits that can be reasonably expected to result from
28 the proposed described redevelopment or rehabilitation.

29 SECTION 5. The current year approximate tax rates for taxing
30 units within the City would be:

31 (a) If the proposed development does not occur, the
32 approximate current year tax rates for this site would
be \$7.595561/\$100.

(b) If the proposed development does occur and no deduction
is granted, the approximate current year tax rate for

1 the site would be \$7.59561/\$100 (the change would be
2 negligible).

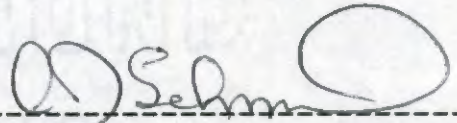
3 (c) If the proposed development occurs, and a deduction
4 percentage of fifty percent (50%) is assumed, the
5 approximate current year tax rate for the site would be
6 \$7.595561/\$100 (the change would be negligible).

7 SECTION 6. That, this Resolution shall be subject to being
8 confirmed, modified and confirmed or rescinded after public
9 hearing and receipt by Common Council of the above described
10 recommendations and resolution, if applicable.

11 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
12 determined that the deduction from the assessed
13 value of the real property shall be for a period of 10 years.

14 SECTION 8. The benefits described in the Petitioner's
15 statement of benefits can be reasonably expected to result from
16 the project and are sufficient to justify the applicable
17 deductions.

18 SECTION 9. That, this Resolution shall be in full force and
19 effect from and after its passage and any and all necessary
20 approval by the Mayor.

21 

22 Council Member

23 APPROVED AS TO FORM AND
24 LEGALITY

25 
26 J. Timothy McCaulay, City Attorney
27
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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Da Jits, seconded by Redd, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>7</u>		<u>1</u>	<u>1</u>
BRADBURY			<u>✓</u>	
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY				<u>✓</u>
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-27-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. D-47-91 on the 27th day of August, 1991

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of August, 1991, at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 4th day of September, 1991, at the hour of 9:00 o'clock PA M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions		Total Tax Rates
1. Current total tax rate.		\$
2. Approximate tax rate if project occurs and no deduction is granted.		\$
3. Approximate tax rate if project occurs and a deduction is assumed.		\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved; Signature of Authorized Member and Title

Date of Signature

Attested By

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Wayne Furniture
Site Location: 2010 Fairfield Avenue
Fort Wayne, Indiana 46802
Councilmanic District: 1st Existing Zoning: B3B
Nature of Business: Retail Furniture Sales and Warehouse.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

New Facade and Signs, Paved Parking Lots and Landscaping.

Type of Tax Abatement: Real Property X Manufacturing Equipment
Estimated Project Cost: \$ 100,000.00 Permanent Jobs Created: 2

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 10 year(s).
3. The period of deduction should be limited to 1 year(s).

COMMENTS:

Staff Karen A. Lee
Date 8-20-91

Director Mike Cook
Date 8/20/91



AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: KENNETH L. CAMPBELL

Address of Applicant's Principal Place of Business:

WAYNE FURNITURE GALLERY
2010 FAIRFIELD AVE
FORT WAYNE, IN 46802

Phone Number of Applicant: (219) 745-5441

Street Address of Property Proposed to be Designated:

2002 - 2010 FAIRFIELD AVE
FORT WAYNE, IN 46802

Real Estate Key Number for the Property: 94-3502-0001 AND
94-3502-0004

Staff to Complete:

SIC Code of Principal User of Property: _____

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory floodplain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment area?
SOUTH CENTRAL

X

Is the project site within a platted industrial park?

 X

Is the project site within the designated downtown area?

 X

Will this project require public improvements?

 X

- Sewer Lines
- Water Lines
- Road Improvements
- Other

Does your company plan to request state or local assistance to finance these public improvements?

 NA

Will the proposed project have any adverse environmental impact?

 X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B3B

What zoning classification does the project require? B3B

What is the nature of the business to be conducted at the project site?

RETAIL FURNITURE SALES AND WAREHOUSE

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

TWO STORY BRICK BUILDINGS WITH SEVERAL BUSINESS FRONTS
ATTACHED TOGETHER. 166'FRONTAGE ON FAIRFIELD AND 50'FRONTAGE
ON TAYLOR STREET.

What is the condition of the structure(s) listed above?
POOR TO AVERAGE

Current assessed value of real estate:

	<u>2002</u>	<u>2010</u>
Land	<u>2,270</u>	<u>6,470</u>
Improvements	<u>2,300</u>	<u>31,100</u>
Total	<u>3,570</u>	<u>36,570</u>

EXEMPTION)

What was the amount of total property taxes owed during the immediate past year? \$ 3,141.18 for year 1991.

Give a brief description of the proposed improvements to be made to the real estate.

NEW FACADE AND SIGNS
PAVED PARKING LOT
LANDSCAPING

What is the total cost of the project? \$ 100,000

What is the anticipated first year tax savings attributable to this designation? \$ 1,884.06

Explain how your company plans to use these tax savings.
TO HELP PAY BACK LOAN TAKEN OUT TO FINANCE IMPROVEMENTS.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property:

What was the amount of personal property taxes owed during the immediate past year? \$ for year 19 .

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed? _____

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ _____

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 7

How many permanent jobs will be created as a result of this project? 3 OR 4

Anticipated time frame for reaching employment level stated above 2 TO 5 YEARS

Current annual payroll: \$ 100,000

New additional payroll: \$ 30,000 TO 40,000

What is the nature of the jobs to be created?

SALES, CLERICAL, WAREHOUSE PERSONNEL

Please provide the annual salary range for the jobs being created:

Minimum 10,000 Maximum 15,000 Average 12,000

Please check if these newly-created jobs provide any of the listed benefits:

_____	Pension Plan
_____	Tuition Reimbursement
_____	Major Medical Plan
_____	Life Insurance
_____	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

_____	JobWorks
_____	Benito Juarez Center
_____	Township of Wayne
_____	Catholic Charities Ft Wayne-South Bend Diocese
_____	Community Action of Northeast Indiana, Inc.
_____	State of Indiana, Department of Public Welfare
_____	Fort Wayne Rescue Mission
_____	Lutheran Social Services, Inc.
_____	Fort Wayne Urban League, Inc.
_____	Fort Wayne Women's Bureau
<u> X </u>	State of Indiana, Employment Security Division
_____	State of Indiana, Vocational Rehabilitation Services
_____	Anthony Wayne Services
_____	Indiana Department of Commerce
_____	Indiana Institute of Technology
_____	Indiana Purdue University at Fort Wayne
_____	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

WE ARE A DECLINING AREA IN THE TARGETED SOUTH CENTRAL
AREA. OUR BUILDINGS WERE BUILT IN 1890 AND ARE IN
DEFINITE NEED OF A NEW FACADE TO IMPROVE THE DESIRABILITY
OF THE AREA AND WAYNE FURNITURE GALLERY.

In what Township is the project site located? WAYNE

In what Taxing District is the project site located? FORT WAYNE-WAYNE

G. CONTACT PERSON

Name and address of contact person for further information if required:

KENNETH CAMPBELL

Phone number of contact person: (219) 745-5441

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Kenneth B. Campbell
Signature of Applicant

6/21/91
Date



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 8-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body CITY COUNCIL	County ALLEN
Name of Taxpayer KENNETH L. CAMPBELL	
Address of Taxpayer (Street, city, county) 2010 FAIRFIELD AVENUE, FORT WAYNE, ALLEN	ZIP Code 46802

SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT	
Location of property if different from above	Taxing District 94 FORT WAYNE-WAYNE
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: \$100,000 NEW FACADE AND SIGNS---PARKING LOT---LANDSCAPING, ETC	
LEGAL DESCRIPTION: EX S 8 IN LOT 1 NINDES 2ND ADD S 8 IN LOT 1 AND LOTS 2 THRU 4 NINDES 2ND ADD	
(Attach additional sheets if needed)	Estimated Starting Date AUGUST 1991
	Estimate Completion Date NOVEMBER 1991

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 7	Salaries \$100,000	Number Retained 7	Salaries \$100,000	Number Additional 3 OR 4	Salaries \$30 TO 40,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
Current Values Plus estimated values of proposed project Less: Values of any property being replaced Net estimated values upon completion of project	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	\$126,420	\$42,140		
	100,000	33,333		

WE ESTIMATE IMPROVEMENT TO VALUE OF PROPERTY BY \$40,000

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signature of Authorized Representative <i>Kenneth L. Campbell</i>
Title PRESIDENT	Date of Signature 6/21/91
	Telephone Number (219) 745-5441

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Wayne Furniture is requesting a tax abatement in order to
do some improvements to their existing structure.

9-91-08-28

EFFECT OF PASSAGE Will allow for the creation of 2 new jobs. Will improve the
appearance of Fairfield Avenue.

EFFECT OF NON-PASSAGE opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *K.A.L.*

DATE: August 20, 1991

RE: Tax Abatement Application by Wayne Furniture

Background:

Wayne Furniture is a retail furniture sales and warehouse company. They would like to put up a new facade and signs, pave the parking lots and do some landscaping.

Reviewing Alternatives:

Approval of Wayne Furniture's tax abatement will allow for the creation of two (2) new jobs as well as improve the appearance of the buildings on that section of Fairfield.

Recommendation:

The staff's recommendation is that the tax abatement be approved for Wayne Furniture for ten years on the real property improvements.

KAL/jkb

BILL NO. R-91-08-28

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GiaQUINTA, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 2010 Fairfield Avenue, Fort Wayne,
Indiana 46802 (Wayne Furniture Gallery)

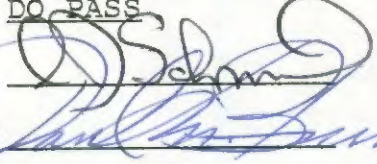
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

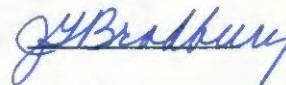
DO NOT PASS

ABSTAIN

NO REC







DATED: 8-27-91

Sandra E. Kennedy
City Clerk